

Bordezac - GARD -House with 3 bedrooms, living room, open kitchen, bathroom, garage and adjoining land



## INFORMATION

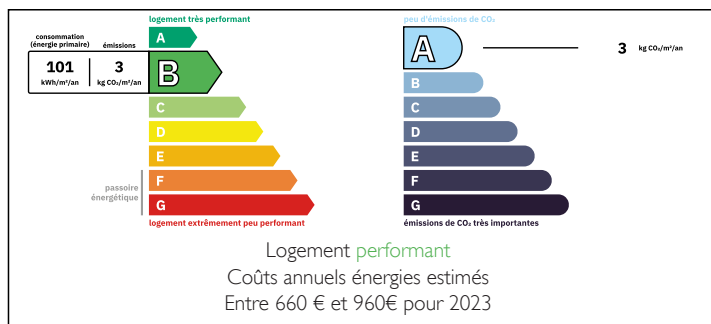
Town:	Bordezac
Department:	Gard
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	16348 m2

## IN BRIEF

Energy-efficient 3-bedroom house with wide views over the Cevennes.

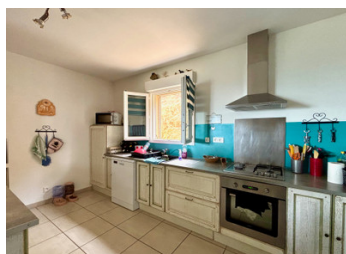


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 767 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This recent house, built in 2014, stands on more than 1.6 hectares of land, with uninterrupted views of the Cevennes mountains.

The house consists of a bright living room of 46 m<sup>2</sup> with open kitchen, three bedrooms (10 m<sup>2</sup> each), shower room with separate toilet and a garage (25m<sup>2</sup>).

From the spacious 50 m<sup>2</sup> terrace, without any overlooking, there is a wide view. On sunny days even the Mont Ventoux is visible.

Everywhere there are PVC windows with double glazing and electric shutters. The shutters can be controlled remotely.

The house is heated with a wood-burning stove and electric radiators (also remotely controlled).

This very energy-efficient house has photovoltaic panels, battery and a heat pump for hot water production.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>